



# The Ottawa Region Report

JANUARY 2019

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Broker

**ROYAL LePAGE** Performance Realty, 613-830-3350  
Brokerage, Independently Owned and Operated

"the power of experience & trusted service"

## Ottawa Market- Forecast for 2019

The median price of a home in Ottawa is expected to **increase 2.5 per cent** in 2019, rising to an aggregate price of **\$487,910**. Ottawa's real estate market will continue to benefit from the city's healthy economy and high income per household, driven by the public and technology sectors.

"Ottawa's real estate market continues to be strong," said John Rogan, broker of record, Royal LePage Performance Realty. "We're still seeing multiple offers on well-priced properties in popular neighbourhoods. Demand is expected to remain strong, which could lead to a further inventory shortfall during 2019."

## Claim your Home Accessibility Expenses. CRA line 398

Are you or a dear one needing some renovations to help with accessibility in their home, may it be due to handicap or age. Make sure you keep your receipts, as you may be able to claim some or all of it. Here is the link in English and French for these on the CRA website.

English: <https://tinyurl.com/yap9hq75>

Français: <https://tinyurl.com/y6wq3afv>

## Snowbirds

I often get questions from you about Property Management. I rarely will recommend one as I find most of them inconsistent in their level of service. I believe this one offers a valuable service. After talking at length with the President, I believe this one is worth recommending.

If you are headed south for the winter. If your insurance company require someone to check on your house? This company offers professional property management services on a short or long term basis. They will give you peace of mind while you escape the winter!

Also as a sign of caring and responsible management, whether you are a few blocks or hundreds of miles away,

## WHAT'S IN THE NEWSLETTER

**Ottawa Market- Forecast for 2019/Claim your home accessibility Expenses/ Snowbird service/Housing and age has always been linked / A Little Funny**

Ottawa Board Residential & Condominium  
Sales Year-To-Date up December 2018 and % change since last year

TYPE	# UNITS 2018	# UNITS 2017	% OF CHANGE
1.5 Storey	418	374	11.8
2 Storey	7,875	7,900	-0,3
3 Storey	662	694	-4,6
Bungalow	3,203	3,283	--2,4
Double/SBS	18	32	-43,8
Duplex- Up/Down	101	104	-2,9
Hi-Ranch	448	431	3,9
Split	584	556	5,0
Other	17	27	-37,0
Condominium	4,058	3,587	15,4

*\*\*The Board cautions that averages sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold.*

they will keep you up to date on the activity of your Ottawa property, 24 hours a day anywhere in the world.

Here are their Coordinates:

Real Property Management Advisors  
 Owner: Kate Buchanan  
 Address: 5459 Canotek Road, Gloucester, ON, Canada  
 Phone: 613-680-2090  
 Toll Free: 1-877-351-3935  
 Email: [advisors@realpropertymgmt.ca](mailto:advisors@realpropertymgmt.ca)

### Housing and age has always been linked

Life has its cycles. As we gathered for the holidays, conversations arise that we did not foresee. Here is a useful guide for seniors to use or if you are looking after elderly parents, this may prove useful. (links in both official languages)

<sup>v</sup>  
<https://www.ontario.ca/page/guide-programs-and-services-seniors>

<https://www.ontario.ca/fr/page/guide-des-programmes-et-services-pour-les-personnes-agees>

We have many resources to help with any relocation, local or out of town. Your call is always welcome.

*May you all have a wonderful start of 2019!*

\*\*\*\* *Bonne et heureuse année!* \*\*\*\*

\*\*\*\* *Happy New Year!* \*\*\*\*

**Lysanne**  
 Your Broker for Life  
 For  
 Lysanne Brault and Dan Mayer

*Selling or buying a home this year?  
 For world-class, professional and bilingual service,  
 contact*

**Lysanne Brault** at 613-794-8890 or  
**Dan Mayer** at 613-315-8363.

Also visit [www.lbhome.ca](http://www.lbhome.ca)

### Residential and Condominium Sales (Year-to-date up to December 2018) And % change over last year

PRICE RANGE	2018 # OF SALES	2017 # OF SALES	% CHANGE
Under \$100,000	120	133	-9,8
\$100,000-\$124,999	91	90	1,1
\$125,000-\$149,999	125	130	-3,8
\$150,000-\$174,999	157	182	-13,7
\$175,000-\$199,999	203	211	-3,8
\$200,000-\$224,999	263	267	-1,5
\$225,000-\$249,999	296	361	-18,0
\$250,000-\$274,999	384	609	-36,9
\$275,000-\$299,999	588	910	-35,4
\$300,000-\$349,999	1,925	2,495	-22,8
\$350,000-\$399,999	2,376	2,087	13,8
\$400,000-\$449,999	1,830	1,665	9,9
\$450,000-\$499,999	1,294	1,150	12,5
\$500,000-\$749,999	2,860	2,379	20,2
\$750,000-\$1 Million	633	554	14,3
Over \$1 Million	273	255	7,1
Total	13,418	13,478	-0,4

### A little funny!

*Accidentally went grocery shopping on an empty stomach and I am now the proud owner of isle 5.*